



City of Broken Arrow

Request for Action

File #: 18-1021, Version: 1

**Broken Arrow City Council
Meeting of: 09-04-2018**

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of PUD-175D (Planned Unit Development) and BAZ-2009 (Rezoning), Pat's Express Car Wash Broken Arrow, 1.01 acres, PUD-175D/CG to PUD-175D/CH, located north of Kenosha Street, west of the Creek Turnpike

Background:

Planned Unit Development (PUD)-175D involves a 1.01 acre parcel located north of Kenosha Street, west of the Creek Turnpike. Applicant is requesting that the zoning on the property be changed from PUD-175/CG to PUD-175D/CH to accommodate a proposed automatic car wash. The property has been platted as Lot 2, Block 3 Northeast Crossroads.

With PUD-175D, applicant is requesting the following three modifications to PUD-175:

- Add "Car Wash" as a permitted use and delete uses permitted as a matter of right in the "O-2 Planned Office Park district.
- Modify the amount of required parking from one per employee to one per 1,250 square feet of building area.
- Modify the sign requirement from 15 feet in height and 80 square feet in size to 25 feet in height and 100 square feet of display area. In addition, the sign would be able to include an LED display area of 32 square feet.

PUD-175B, another request for a minor amendment to PUD-175, was approved by the Planning Commission on February 11, 2010, that modified the sign requirements. With PUD-175B, the height of the project identification sign in Development Area B was increased from 30 feet to 50 feet, and the size was increased from 200 square feet to 300 square feet. Similarly, in Development Area C, the height of the project identification sign was decreased from 50 feet to 30 feet, and the size of the sign was decreased from 500 feet to 200 square feet. None of these signs have been constructed.

On July 17, 2018, the City Council approved BACP-162 to change the Comprehensive Plan designation on the property associated with PUD-175D from Level 4 to Level 6. BACP was approved subject to a major amendment to PUD-175 to include the rezoning request for CH zoning. A draft PUD was submitted with BACP-162. The draft PUD mentioned the request for a change in zoning to permit the car wash and an adjustment to the parking requirement. However, there was not any reference to a changing the sign requirements. Wal-Mart, Murphy Oil and Gas, and a new retail shopping center that is nearing completion have all been developed in accordance with the sign regulations of PUD-175. Staff has also met with a proposed

new development on the northeast corner of Kenosha Street and 209th E. Avenue and provided them with the sign requirement information associated with PUD-175.

The Planning Commission, in their meeting of August 9, 2018, recommended (3-2 vote) that PUD-175D and BAZ-2009 be approved as requested by the applicant. Other than the applicant, no one else spoke regarding PUD-175D and BAZ-2009.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

Reviewed By: Development Services Department
Legal Department
Assistant City Manager, Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
PUD-175D design statement
Draft PUD submitted with BACP-162
PUD-175 design statement

Zoning Ordinance

Recommendation:

Approve PUD-175D and BAZ-2009 as recommended by the Planning Commission.

BDM